LOT 102
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

JARVIS JASON MATTHEW
95473 ALSACE CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0102-0000

BUILDING CHARACTERISTICS

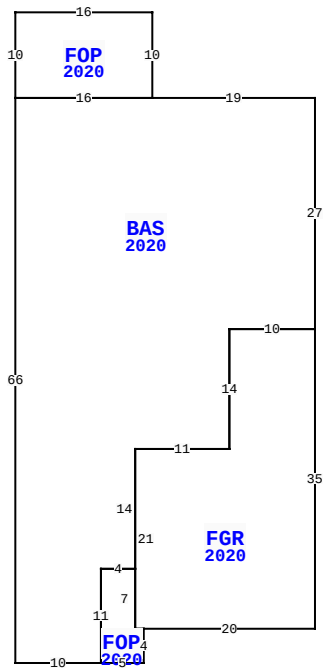
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2020	1,601	188,702
FGR	581	55	2020	320	37,717
FOP	48	30	2020	14	1,650
FOP	160	30	2020	48	5,658
TOTALS	2,390			1,983	233,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	119.6580	119.66	237,286	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1601 HX Base Yr 2023



95473 ALSACE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,727
TOTAL MARKET OB/XF VALUE		3,529
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		322,256
SOH/AGL Deduction		125,825
ASSESSED VALUE		196,431
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,709
TOTAL JUST VALUE		322,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204233	CO ISSUED	0	10/21/2020
B204233	NEW CONSTR	229,510	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0158	9/26/2022	WD	Q	I	01	404,500
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: JARVIS JASON MATTHE						
2550/1181	3/22/2022	WD	U	I	37	387,900
GRANTOR: JARA EDGARDO ISMAEL &						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP2020 = N10 W16 S10 E16$ W16 S66 E10
FOP=[YR=2020] E5 N4 FGR=[YR=2020] E20 N35 W10 S14 W11
S21E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115	
2	0810	CONCRETE A	0	100	0	0	536.00	SF	6.50	6.50	100	2020	2020	3	98	3,414	

LAND DESCRIPTION

TOTAL OB/XF 3,529

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS